

RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
DEAN GILBERT
ARCADIA, UTAH
TO BE KNOWN AS
THE DEAN GILBERT
MINOR SUBDIVISION
LOCATED IN SECTION 3
TOWNSHIP 3 SOUTH, RANGE 3 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Dean and Cindie Gilbert, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN QUIT-CLAIM DEED RECORDED 15 AUGUST 1996
AS FOUND BY ENTRY #314787 IN BOOK A267 AT PAGE 275

TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 3:
South one-half South one-half Southwest Quarter Northwest Quarter.

LESS AND EXCEPTING THAT CERTAIN WARRANTY DEED RECORDED 28 JULY 2003
AS FOUND BY ENTRY #363502 IN BOOK A401 AT PAGES 751-3 TO DUCHESNE COUNTY

A parcel of land in fee for the purpose of widening Arcadia Road, known as Project No. 1544, being part of an entire tract of property situate in the S1/2 of the S1/2 of the SW1/4NW1/4 of Section 3, T.3S., R.3W., USM. The boundaries of said parcel of land are described as follows:
Beginning at the southwest corner of said entire tract, which point is the West Quarter Corner of said Section 3; and running thence N. 89°00'56" E. 73.18 feet (measured South 89°58'14" East) along the Quarter section line and southerly boundary line of said entire tract to a point 65.00 feet perpendicularly distant easterly from the centerline of said Arcadia Road, opposite Engineers Station 84+31.20; thence North 1°31'12" West 19.63 feet (measured North 0°30'22" West) along a line parallel to said centerline to the point of tangency with a 1465.00 foot radius curve to the left; thence Northwesterly 311.33 feet (measured 308.46 feet) along the arc of said curve, concentric with said centerline to the northerly boundary line of said entire tract, (chord to said curve bears N. 7°36'29" W. for a distance of 310.75 feet) (measured North 6°32'17" West 307.89 feet); thence South 89°05'15" West 37.68 feet (measured North 89°59'00" West 39.22 feet) along said northerly boundary line to the Section Line and northwest corner of said entire tract; thence S. 1°04'33" E. 328.35 feet (measured South 0°13'26" East 325.49 feet) along said Section Line and westerly boundary line of said entire tract to the point of beginning as shown on the official map of said project on file in the office of the Duchesne County Recorder.

SUBJECT TO A PORTION OF THAT CERTAIN ROAD MAINTENANCE AGREEMENT
RECORDED 22 AUGUST 2012 AS FOUND BY ENTRY #448936 IN BOOK A655 AT PAGE 5

TOGETHER WITH a 33 foot wide easement for ingress and egress, the centerline of which is described as follows:
Beginning at a point on the West line of said Section and being North 0°18'00" West 265.66 feet (measured North 0°13'26" West 265.49 feet) from the West quarter corner; Thence South 82°40' East 260.00 feet; Thence South 84°14' East 180.00 feet; Thence North 88°51' East 355.00 feet; Thence North 83°56' East 175.00 feet; Thence South 87°28' East 250.00 feet; Thence North 88°14' East 117.35 feet to a point on the East line of the above described parcel of land.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into two lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Being North 0°14'09" West from the Southwest Section Corner to the West Quarter Corner of Section 3, Township 3 South, Range 3 West, Uintah Special Base and Meridian, according to that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #2624.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Dean Gilbert. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tracts of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

L. DEAN GILBERT CINDIE GILBERT

ACKNOWLEDGEMENT

State of }
County of }

On this _____ day of _____, 20____, personally appeared before me, L. DEAN GILBERT and CINDIE GILBERT, the signers of the above OWNER'S CERTIFICATE, who acknowledged to me that they signed it freely and voluntarily the uses and purposes therein mentioned.

My commission expires. _____ Notary Public

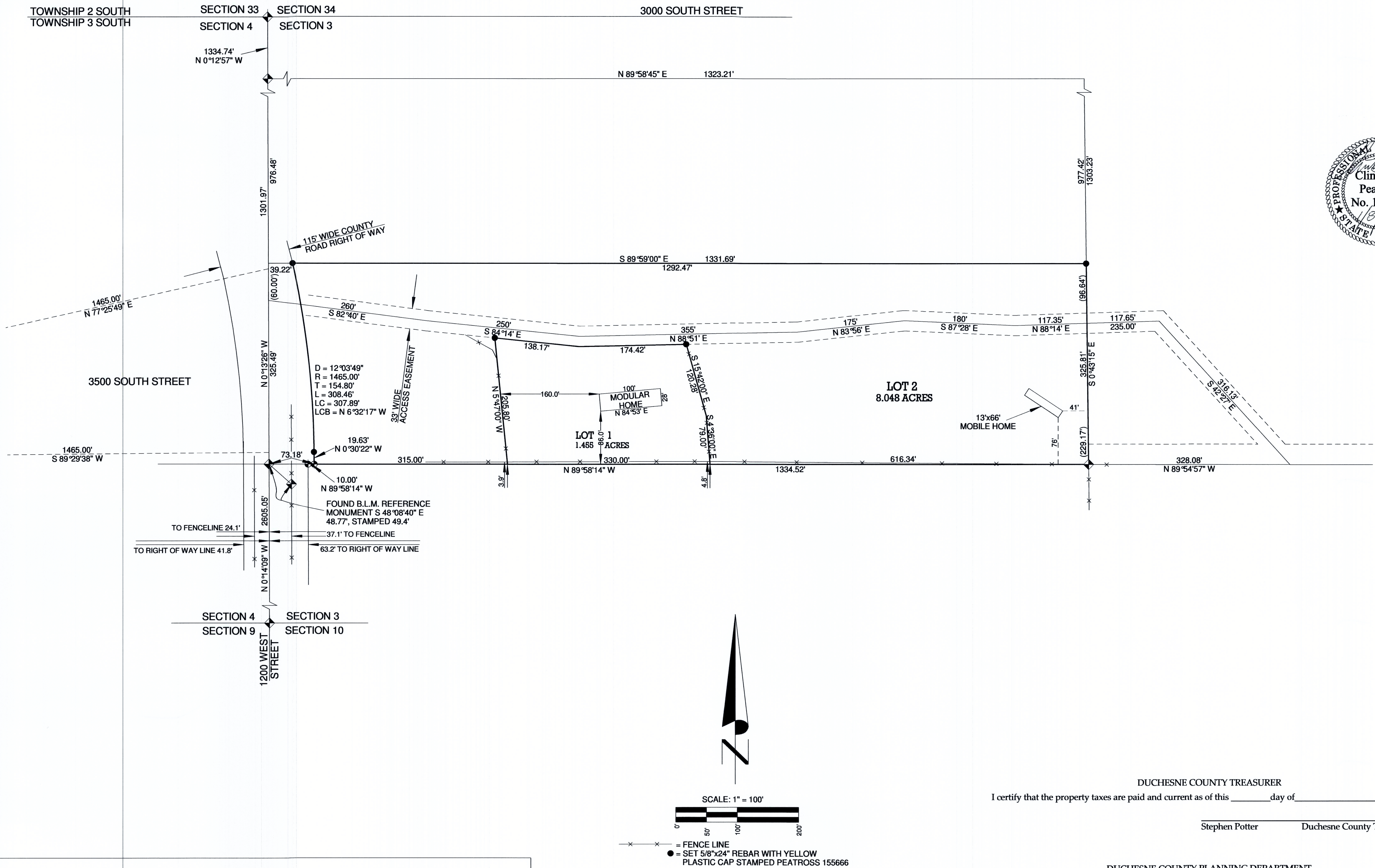
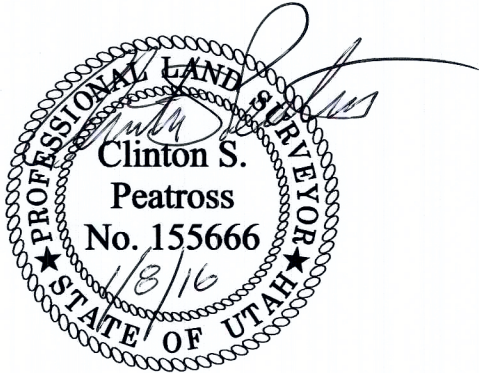
NO.	REVISION	DATE	BY

PREPARED BY
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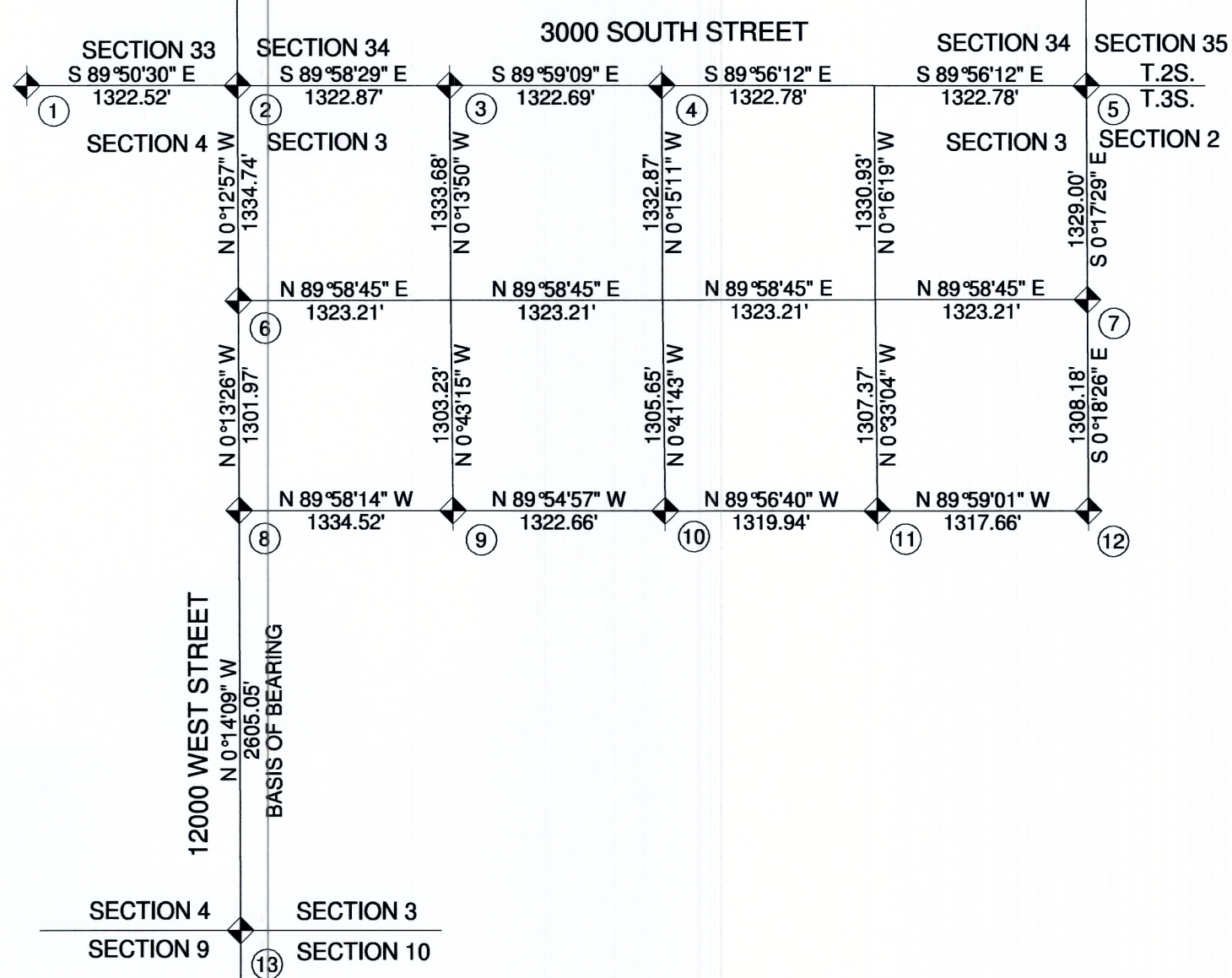
DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 1/5/2016 DATE PLOTTED: Friday 1/8/16

SHEET: 1 OF 1 FILE NAME: BRYCE GILBERT JOB # 1238

County Surveyor File # 3281



SECTION 3
TOWNSHIP 3 SOUTH, RANGE 3 WEST
UINTAH SPECIAL BASE AND MERIDIAN
SCALE 1"=1000'



DESCRIPTION OF POINT NUMBERS

- #1 The East 1/16th Corner for Section 4, T3S, and Section 33, T2S, R3W is an aluminum cap on a 5/8" rebar.
- #2 The Northwest Corner of Section 3 is a B.L.M. monument, according to Record of Survey #2624.
- #3 The West 1/16th Corner for Section 3, T3S, and Section 34, T2S, R3W is a B.L.M. monument, according to Record of Survey #2624.
- #4 The North 1/4 Corner for Section 3 is a mag nail, according to Record of Survey #2624.
- #5 The Northeast Corner of Section 3 is a mag nail, according to Record of Survey #2624.
- #6 The North 1/16th Corner for Sections 3 and 4 is a B.L.M. monument, according to Record of Survey #2624.
- #7 The North 1/16th Corner for Sections 2 and 3 is a B.L.M. monument, according to Record of Survey #2624.
- #8 The West 1/4 Corner for Section 3 is a mag nail, according to Record of Survey #2624.
- #9 The Center-West 1/16th Corner for Section 3 is a 5/8" rebar and cap, according to Record of Survey #2624.
- #10 The Center 1/4 Corner for Section 3 is a B.L.M. monument, according to Record of Survey #2624.
- #11 The Center-East 1/16th Corner for Section 3 is a B.L.M. monument, according to Record of Survey #2624.
- #12 The East 1/4 Corner of Section 3 is a B.L.M. monument, according to Record of Survey #2624.
- #13 The Southwest Corner of Section 3 is a B.L.M. monument.